

114.0

0004

0015.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
716,700 / 716,700
716,700 / 716,700
716,700 / 716,700
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
242		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRECO MARGARET B/TRUSTEE	
Owner 2:	JOHN F & ELLEN R FLAHERTY IRRE	
Owner 3:		

Street 1: 242 MOUNTAIN AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FLAHERTY JOHN F/ETAL -

Owner 2: FLAHERTY ELLEN R -

Street 1: 242 MOUNTAIN AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry: U

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .167 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 1806 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7289	Sq. Ft.	Site		0	70.	0.88	5										447,069						447,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7289.000	269,600		447,100	716,700		73100
							GIS Ref
							GIS Ref
							Insp Date
							08/23/18

PREVIOUS ASSESSMENT									Parcel ID	Parcel ID			PAT ACCT.											
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date														
2022	101	FV	269,600	0	7,289.	447,100	716,700		Year end	12/23/2021														
2021	101	FV	259,700	0	7,289.	447,100	706,800		Year End Roll	12/10/2020														
2020	101	FV	259,700	0	7,289.	447,100	706,800		Year End Roll	12/18/2019														
2019	101	FV	215,400	0	7,289.	453,500	668,900		668,900	Year End Roll	1/3/2019													
2018	101	FV	215,400	0	7,289.	338,500	553,900		553,900	Year End Roll	12/20/2017													
2017	101	FV	215,400	0	7,289.	306,600	522,000		522,000	Year End Roll	1/3/2017													
2016	101	FV	215,400	0	7,289.	293,800	509,200		509,200	Year End	1/4/2016													
2015	101	FV	214,300	0	7,289.	249,100	463,400		463,400	Year End Roll	12/11/2014													

!8866!

PRINT

Date

Time

12/30/21

08:04:05

LAST REV

Date

Time

10/03/19

17:27:39

mmcmakin

8866

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
8/23/2018		MEAS&NOTICE							BS			Barbara S												
12/4/2008		Meas/Inspect							336			PATRIOT												
2/12/2000		Mailer Sent																						
2/7/2000		Measured							197			PATRIOT												
9/1/1993									RV															

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.16733

Total SF/SM: 7289

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 447,069

Spl Credit

Total: 447,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 19 - Ranch	1	Rating: Good		Full Bath: 1	A Bath:	Rating:		OF-SINK IN BMT..					22	54	ENT (20)			
Sty Ht: 1 - 1 Story				3/4 Bath:		Rating:												
(Liv) Units: 1	Total: 1			A 3QBth:		Rating:												
Foundation: 1 - Concrete				1/2 Bath: 1		Rating: Good												
Frame: 1 - Wood				A HBth:		Rating:												
Prime Wall: 1 - Wood Shingle				OthrFix: 1		Rating: Average												
Sec Wall:		%																
Roof Struct: 2 - Hip																		
Roof Cover: 1 - Asphalt Shgl																		
Color: BEIGE																		
View / Desir:																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID										
Grade: C - Average				Kits: 1		Rating: Good		1st Res Grid	Desc: Line 1	# Units: 1								
Year Blt: 1958	Eff Yr Blt:			A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:	Alt %:			Fpl: 1		Rating: Average		Other										
Jurisdict:	Fact: .			WSFlue:		Rating:		Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
INTERIOR INFORMATION				CONDOS INFORMATION				Lower										
Avg Ht/FL: STD				Location:				Totals	RMS: 6	BRs: 3	Baths: 1	HB: 1						
Prim Int Wal: 2 - Plaster				Total Units:														
Sec Int Wall:		%		Floor:														
Partition: T - Typical				% Own:														
Prim Floors: 3 - Hardwood				Name:														
Sec Floors:		%																
Bsmnt Flr: 12 - Concrete																		
Subfloor:																		
Bsmnt Gar:																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100	% AC: 100																	
Solar HW: NO	Central Vac: NO																	
% Com Wal	% Sprinkled																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 114.0-0004-0015.0										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc
2	Frame Shed	D	Y	1	8X12	A	AV	1990	0.00	T	23.2	101						
More: N				Total Yard Items:				Total Special Features:				Total:						